

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>01-390</u>	<u>THE NEW SEAHORSE RESTAURANT & LOUNGE, INC.</u>
<u>04-397</u>	<u>BETHANY SEVENTH DAY ADVENTIST CHURCH</u>
<u>05-058</u>	<u>PETROLEUM MANAGEMENT SERVICES, INC.</u>
<u>05-170</u>	<u>MYRON NOVAK</u>
<u>05-172</u>	<u>GALICEAN ENTERPRISES, INC.</u>
<u>05-257</u>	<u>JOSE R. RUIZ</u>

DEFERRED AND REVISED FROM 10/0/05 TO THIS DATE

HEARING NO. 05-10-CZ8-1 (01-390)

9-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: THE NEW SEAHORSE RESTAURANT & LOUNGE, INC.

- (1) UNUSUAL USE to permit a nightclub.
- (2) SPECIAL EXCEPTION of Spacing Requirements to permit the nightclub spaced less than the required 2500' from a school and religious facilities & spaced less than 1500' from an existing alcoholic beverage use.
- (3) UNUSUAL USE to permit outdoor dining and table service in connection with an existing restaurant and proposed nightclub.
- (4) Applicant is requesting to permit live entertainment outside (all uses required to be conducted within an enclosed building).
- (5) Applicant is requesting to permit 18 parking spaces (42 required/ 33 previously approved).
- (6) Applicant is requesting to permit 3 street trees (9 required).
- (7) Applicant is requesting to permit a lawn area of 22% (20% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request # 5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and approval of requests # 4 through #7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Sea Horse," as prepared by Joseph Valencia, Architect consisting of 5 pages: Landscaped site plan dated stamped received 7/11/05, outdoor seating plan dated stamped received 12/27/04, existing floor plan dated stamped received 5/2/02, existing elevation and landscape schedule dated stamped received 11/7/01 and a liquor survey prepared by Florida International Land Surveyors, Inc. dated 11/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, SUBDIVISION 36TH AVENUE INDUSTRIAL PLAZA, Plat book 67, Page 96.

LOCATION: 3590 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.46 Acre

PRESENT ZONING: BU-2 (Business – Special)

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APPLICANT: BETHANY SEVENTH DAY ADVENTIST CHURCH

- (1) SPECIAL EXCEPTION to permit an expansion of a religious facility onto additional properties to the southeast and west.
- (2) UNUSUAL USE to permit a day care center and kindergarten.
- (3) MODIFICATION of Condition #4 of Resolution 3-ZAB-151-68, passed and adopted by the Zoning Appeal Board reading as follows:

FROM: "4. That the use be approved for and be restricted to a maximum of 150 children."

TO: "4. That the use be approved for and be restricted to a maximum of 90 children."

The purpose of request #3 is to reduce the number of children for the previously approved day care center and kindergarten.

- (4) Applicant is requesting to permit an addition to a day care center and kindergarten setback varying from 7.5' to 13.5' (50' required/25' previously approved) from the interior side (south) property line and spaced less than 75' from a residence under different ownership to the south (not permitted).
- (5) Applicant is requesting to permit a lot coverage of 32% (30% permitted).
- (6) Applicant is requesting to permit parking and driveways within 25' of the official rights-of-way (not permitted).
- (7) Applicant is requesting to permit 0 auto stacking spaces (5 required).
- (8) Applicant is requesting to permit a landscape buffer 0' wide (7' required) along portions of the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #4-#8 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bethany Seventh-Day Adventist Church Community Kindergarten Addition," as prepared by Benavides Architects, consisting of 9 sheets and dated, signed & sealed 3/14/05. Plans may be modified at public hearing.

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HEARING NO. 05-11-CZ8-1 (04-397)

22-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: BETHANY SEVENTH DAY ADVENTIST

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SUBJECT PROPERTY: Begin 470.06' north and 25' west of the Southeast corner of the NW $\frac{1}{4}$, of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 22, Township 53 South, Range 41 East; thence run W/ly for 258.81'; thence run N/ly for 178.77'; thence run E/ly for 258.47'; thence run S/ly 178.45'; to the Point of beginning and the south $\frac{1}{2}$ of the west 133' of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, less the south 25' thereof.

LOCATION: 2500 N.W. 50 Street & 5001 N.W. 25 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.38 Acres Gross

PRESENT ZONING: RU-2 (Two-Family Residential)
RU-3 (Four Unit Apartment)

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APPLICANT: PETROLEUM MANAGEMENT SERVICES, INC.

- (1) IU-2 to IU-3
- (2) Special Exception of Spacing Requirements to permit a petroleum storage facility spaced less than the required 500' from any RU or EU zoning district.
- (3) Applicant is requesting to permit a structure setback a minimum of 17.82' (20' required) from the front (north) property line.
- (4) Applicant is requesting to permit the structure setback a minimum 2.5' (5' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #4 may be considered under Section 33-311 (A)(19)(Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Young Oil Company" as prepared by Eckel & Assocs., Inc., & Mariano Corral Landscape Architect consisting of 4 sheets: site plan & landscape plan dated received 6/24/05 and the remaining 2 sheets dated stamped received 5/12/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1–23, Block 24, STEPHENS MANOR, Plat book 14, Page 18, TOGETHER WITH: The west ½ of the N.W. 10th Avenue right-of-way lying between the north right-of-way line of the Florida East Coast Railway Right-of-Way and the south right-of-way line of N.W. 73rd Street, as shown adjacent to Lot 1, Block 24, STEPHENS MANOR, Plat book 14, Page 18 and being more particularly described as follows:

Commence at the Southeast corner of said Lot 1 for a Point of beginning; thence run N0°11'57"W along the east property line of said Lot 1 for a distance of 105.4' to the Point of curvature of a circular curve to the left and having for its elements a central angle of 89°49'45", a radius of 25' and an arc distance of 39.2' to a Point of tangency on the north property line of said Lot 1; thence proceed N89°58'18"E along the north line of said Lot 1 extended E/ly for a distance of 49.93' to a point on the center line of N.W. 10th Avenue; thence run S0°11'57"E along the centerline of said N.W. 10th Avenue for a distance of 130.34' to a point on the north right-of-way line of the Florida East Coast Railway, Right-of-Way; thence run due west along said north right-of-way line of the Florida East Coast Railway, right-of-Way for a distance of 25' to the Point of beginning. The east ½ of the N.W. 11th Avenue right-of-way lying between north right-of-way line of the Florida East coast Railway, right-of-Way and the south right-of-way line of N.W. 73rd Street, as shown adjacent to Lot 23, block 24, STEPHENS MANOR, Plat book 14, Page 18, and being more particularly described as follows:

Commence at the Southwest corner of said Lot 23, for a Point of beginning; thence run N00°05'52"W along the west property line of said Lot 23 for a distance of 105.01' to the Point of curvature of a circular curve to the right and having for its elements a central angle of 90°04'10", a radius of 25' and an arc distance of 39.3' to a Point of tangency on the north property line of

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HEARING NO. 05-10-CZ8-2 (05-58)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: PETROLEUM MANAGEMENT SERVICES, INC.

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said Lot 23; thence proceed S89°58'18"W, along the north line of said Lot 23 extended W/ly for a distance of 50.03' to a point on the centerline of N.W. 11th Avenue; thence run S00°05'52"E along the centerline of said N.W. 11th Avenue for a distance of 130.02' to a point on the north right-of-way line of the Florida East Coast Railway right-of-way; thence run due east along said north right-of-way line of the Florida East Coast Railway, right-of-way for a distance of 25' to the Point of beginning.

LOCATION: 1000 NW 73 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.92 acres

PRESENT ZONING: IU-2 (Industry- Heavy)

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APPLICANT: MYRON NOVAK

- (1) Applicant is requesting to permit a duplex with a lot frontage of 50' (75' required) with a lot area of 5,300 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit the duplex setback varying from 1.58' to 7' (25' required) from the rear (east) property line.
- (3) Applicant is requesting to permit a lot coverage of 36.91% (30% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) and may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. Myron C. Novak," as prepared by Tom Marinos, P. E., consisting of 3 sheets, dated 2/10/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 3 & 4, Block 2, DIXIE MANOR, Plat book 13, page 64.

LOCATION: 10981 N.E. 2 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 106'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: GALICEAN ENTERPRISES, INC.

- (1) Applicant is requesting to permit 495 parking spaces (551 required).
- (2) Applicant is requesting to permit an office building setback 23.33' (31' required) from the side street 9south) property line.
- (3) Applicant is requesting to permit an office building setback 2.5' (5' required) from the interior side (north) property line.
- (4) Applicant is requesting to permit a landscape open space of 18,330 sq. ft. (20,353 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Office Building for Galicean Enterprises, Inc.," as prepared by Richard Cortes, Architect and dated received 8/16/05 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 577.5' of the south ½ of Tract 30, FLORIDA FRUITLANDS CO., SUBDIVISION #1, Plat book 2, page 17, less the east 35' & less the south 35' for right-of-way in Section 23, Township 53 South, Range 40 East.

LOCATION: 5500 N.W. 74 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.62 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

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HEARING NO. 05-11-CZ8-4 (05-257)

12-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: JOSE R. RUIZ

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 0.5' from the interior side (west) property line (5' required).
- (2) Applicant is requesting to permit the single-family residence setback 6' from the side street (east) property line (15' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Carport Enclosure to be Legalized for Mr. Jose Ruiz," as prepared by Nestor J. Cifuentes, consisting of one sheet and dated stamped received 9/6/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, Block 10, BELLCAMP MANOR, Plat book 11, Page 33.

LOCATION: 237 N.W. 80 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 105'

PRESENT ZONING: RU-2 (Two Family Residential)

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